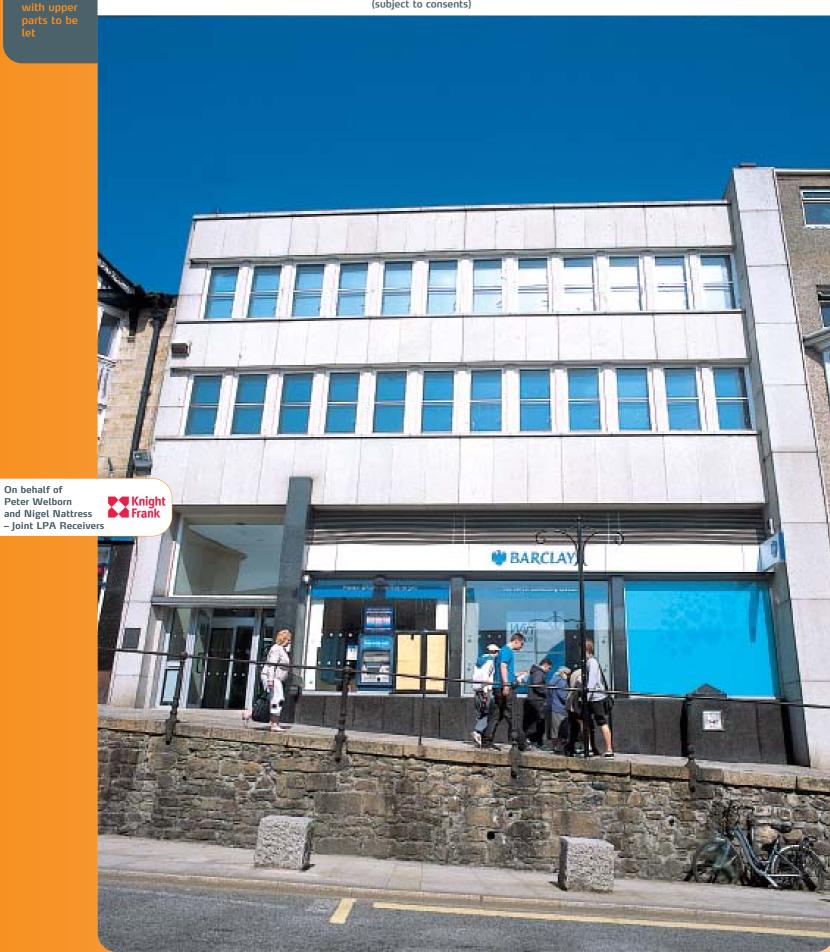
lot 21

9 Market Jew Street, Penzance Cornwall TR18 2TW

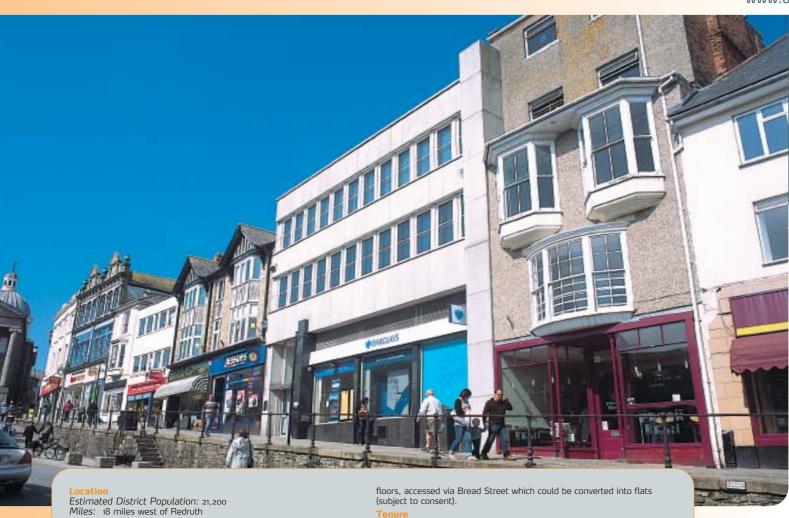
Freehold Bank and Office Investment

- Majority let to Barclays Bank plc until 2027 (subject to option)
- Potential residential development with sea views, of part first and second floors (subject to consents)
- Prime retail location, nearby occupiers include Boots the Chemist and Santander



On behalf of

Peter Welborn



lot 21

25 miles south-west of Truro Roads: A30, M5 Rail: Penzance Rail Air: Bristol International Airport

The property is situated in a strong position on the busy Market Jew Street in the heart of the town's retailing area. Nearby occupiers include Santander Bank and Boots the Chemist.

The property comprises a GROUND FLOOR BANKING HALL, BASEMENT STORAGE and PART FIRST FLOOR OFFICES. In addition there are SELF-CONTAINED OFFICES on part first and the second

Freehold.

Part of the first floor and whole second floor may be suitable for residential conversion (subject to consents). Further planning enquiries should be made to Cornwall District Council.

Telephone: +44 (o)300 1234 151. Website: www.cornwall.gov.uk

VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
	Basement Ground Ground Mezzanine First	Storage Banking Store Store Offices	138.94 sq m 285.78 sq m 9.59 sq m 2.79 sq m 132.18 sq m	(1,495 sq ft) (3,076 sq ft) (103 sq ft) (30 sq ft) (1,423 sq ft)	BARCLAYS BANK PLC	20 years from 21/03/2007 until 21/03/2027 on a full repairing and insuring lease (2)(3)	£75,000	29/09/2013 and 5 yearly
	Part First Second	Vacant Vacant	153.60 sq m 285.78 sq m		FULL VACANT POSSESSION			
	Totals		1.008.66 sa m	(10.856 sq. ft)				

- (1) For the year ending 31st December 2008 Barclays Bank plc reported a turnover of £40,983,000,000, pre-tax profits of £6,035,000,000 and a net worth of £30,800,000,000. (Source: riskdisk.com 16/04/2010) (2) The lease provides for a tenant option to determine the lease on the 15th anniversary of the term.

 (3) The lease is subject to a schedule of condition.

John Mehtab Tel: +44 (o)20 7034 4855. Email: john.mehtab@acuitus.co.uk Harry Woolley

Tel: +44 (o)20 7034 4858. Email: harry.woolley@acuitus.co.uk www.acuitus.co.uk

There will be only **one viewing date**, interested parties must register their details with the Auctioneers and provide identification on site. Please contact: Harry Woolley. Tel: +44 (o)20 7034 4858. Email: harry.woolley@acuitus.co.uk

Needham & James LLP Solicitors 1 Colmore Row, Birmingham B₃ 2BJ.

Tel: +44 (o)845 620 9572.

Email: vickisimpson@needhamandjames.com or edwardpostlethwaite@needhamandjames.com Ref: Vicki Simpson or Ed Postlethwaite.

